



SOUTH FLORIDA ELEVATOR SERVICE CORP.

"AFFORDABLE SOLUTIONS FOR YOUR ELEVATOR NEEDS"

ELEVATOR INSTALLATION AGREEMENT

Location: Prestige Packaging Inc.
17080 Alico Commerce Ct.
Suite 1
Fort Myers, FL 33967

Customer: Prestige Packaging Inc.
17080 Alico Commerce Ct.
Suite 1
Fort Myers, FL 33967

Contact: Mr. Tom LaDore, Manager
Tel: 203-671-9381, 800-634-7680
Email: Thomas_ladore@mediqueproducts.com

Quote No: TBD
Date: 6/3/2019

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Purchaser Initials: _____

SFES Corp. Initials: *JD*

SFES Corp. 6956 NW 51st St. Miami, FL 33166. Phone: (305) 456-5686. Fax: (954) 320-6106 Page: 2

Email: jose.diaz@sfescorp.com Web: <http://www.southfloridaelevatorservice.com>



BBB ID: 90349770



ELC: 743



QEI: 5499



PART 1 - SUBMISSION PROCEDURES

Date Due: June 3, 2019

Delivery: Thomas_ladore@mediqueproducts.com

Offer Period: Proposal will remain firm for a period of Thirty (30) days.

Qualifications of Contractors:

The owner may make such investigations as he deems necessary to determine the ability of the contractor to perform the work, and the contractor shall furnish to the owner all such information and data for this purpose as the owner may request.

Insurance:

Contractor required proof of a minimum one million dollars per occurrence general liability insurance.

Contractor's Contact Person:

Any questions regarding the specifications should be directed to the elevator contractor,

Jose Diaz , Email: jose.diaz@sfescorp.com .

PART 2 - INDEMNIFICATION

Contractor shall not be liable for any loss, damage or delay caused by acts of government, labor, troubles, strikes, lockouts, fire, explosions, theft, riot, civil commotion, war, malicious mischief, acts of God, or any cause beyond its control, and in no event shall contractor be liable for any damages, nor any consequential, special, or indirect damages. Contractor shall automatically receive an extension of time commensurate with any delay regarding the aforementioned.

Contractor agrees to indemnify and hold harmless customer, its affiliates, officers, employees, and representatives from and against any losses, costs, damages, and expenses resulting from claims for bodily injury or property damage arising out of joint efforts through the term of this agreement unless such bodily injury, property damage, or personal injury is determined to be the result of the negligence of customer, their affiliates, officers, employees, or representatives.

PART 2 (A) - SAFETY OF PERSONS AND PROPERTY

The contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury, or loss to:

- All employees on the job and all other persons who may be affected thereby;
- All the Work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody, or control of the contractor;
- Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, etc.

The contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury, or loss.

The contractor shall erect and maintain, as required by existing conditions and the progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations, and notifying owners and users of adjacent utilities.

The contractor shall designate a responsible member of their organization at the site whose duty shall be the prevention of accidents. This person shall be the contractor's site supervisor unless otherwise designated by the contractor in writing to the owner and approved by the owner.

The contractor shall employ, at a minimum, every safety procedure outlined in the latest edition of The Elevator Industry Field Employee Safety Handbook while working in or around the elevator located on the subject premises.

PART 3 - GENERAL

LOCATION: Prestige Packaging Inc.
17080 Alico Commerce Ct.
Suite 1
Fort Myers, FL 33967

PROJECT: Installation of One (1) 2 Stops. Commercial Lula Lift

WIRING DIAGRAMS: Complete and legible field wiring diagrams, schematic straight-line diagrams, software mapping etc., shall be furnished, in duplicate, at the completion of the elevator portion of the project. Schematic straight-line diagrams to include all field corrections and additions necessitated as a result of the final adjustment required for acceptance of completed units by the Owner or its representative.

MEASUREMENTS & SUBMITTALS: Contractor is responsible to take all field measurements necessary to complete the scope of work

CATALOGS: Provide two (2) sets of parts catalogs for all equipment as finally furnished and installed.

MATERIALS AND SUBSTITUTIONS: If materials are specified using names of specific manufacturers, the sole purpose is to establish standards of design, function and quality but not to limit competition.

WORK SCHEDULE: For all practical purposes, the project will be furnished and installed on the basis of phases, as follows, including dates for each phase after execution of a contract. Contractor shall provide, lead times for the following:

- **MATERIALS ARRIVAL:** We anticipate two (2) to three (3) weeks for the drawings with specifications when approved and ten (10) to twelve (12) weeks for Equipment. (Upon receipt of approval and signed documents).
- **EXECUTION TIME TABLE:** Execution of this project will take five (5) regular working weeks. A detailed work schedule will be submit on material arrival.

CONTRACTOR'S RESPONSIBILITY FOR CONDITIONS OF WORK AT SITE: Contractor shall inspect the site of the work and inform himself of the conditions under which the work is to be performed, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. Field verification of all measurements is required. Owner assumes no responsibility for incorrect data contained in these specifications.

WARRANTY: Contractor will warrant the equipment installed under these specifications against defects in materials and workmanship and will correct any defects not due to ordinary wear or tear or improper use or care which may develop, for a period of Twenty Four (24) months following the completion and acceptance of Elevator covered by this agreement.

CODE REQUIREMENTS: All work will be performance in accordance with the latest revised edition of ANSI A17.1 and A17.3.1996 Further, the work will be in conformance with the following: The Americans with Disabilities Act (ADA), the Florida Building Code, The Florida Fire Prevention Code (NFPA 1 & 101), NFPA 72, Florida Administrative Rule 61C-5, Chapter 399 (Elevator Safety Act), and the National Electric Code (NEC).

KEYS: Two (2) sets of keys for each key switch specified will be furnished to the Owner.

PERMITS FEES AND INSPECTIONS: It shall be the elevator contractor's responsibility to apply for, obtain and pay for all permits required by the state or municipality covering the project, within 30 days of a fully executed contract. The elevator contractor will arrange for a private inspector, who will conduct any and all inspections and tests required for certificate of operation and final acceptance by the Authority Having Jurisdiction (AHJ).

WASTE DISPOSAL: All oils, lubricants, flushing and cleaning materials shall be disposed of in accordance with all the requirements of the EPA (Environmental Protection Agency) standards by the Elevator Contractor.

MATERIAL & LABOR: All labor and material, both factory and job site, shall be uniform in design and construction.

PART 4 – INSTALLATION SCOPE OF WORK

South Florida Elevator Services Corporation will provide material and labor necessary for the following work to be completed at the herein referenced.

1. Obtain Permit From Authority Having Jurisdiction
2. Furnish And Install One (1) 2 Stop Commercial Lula Lift

Specifications

Base Product Description

- RAM Stratus with Synchronous Belt Screw Nut Drive System
- 208-240V/1PH w Netural /60Hz 20 amp breaker required
- Travel Speed 20 fpm & variable speed drive
- Two side access
- 2 Niagara Belco fire rated swing doors w/ electric locks
- 2 keyed hall call buttons
- 40" x 54" inside car size – to be confirmed as part of final shaft measurements
- Standard non-whitemelamine finish with Anodized Aluminum Trim
- Solid ceiling with LED ceiling lights & timed on/off feature
- Keyed lockout in carriage
- Emergency Stop Button
- 2 way comms device
- Exterior manual raising & lowering device
- Shaft construction to RAM Manufacturing Ltd. specifications by others

PART 5 – ADDITIONAL WORK (C=Contractor's Responsibility, O=Owner's responsibility)

WIRING BY CONTRACTOR: (C) The Elevator Contractor will provide all new wiring required to and from the elevator control system, hoist motor, hoist-way door interlocks, signal systems, control panels and elevator management systems. All wire runs except traveling cables shall contain 10% spares and be in rigid conduit, EMT, or duct, except short connections where switches or other equipment may require shifting for adjustments. This wiring shall be installed in "green-field" conduit per code requirements. All conduit shall terminate in approved EMT wiring duct. Conduit fittings, enclosures and junction boxes shall be galvanized steel.

Control and signal wires shall be brought to accessible numbered terminal blocks located in the elevator controller, car operating panel, and/or control components requiring more than 6 wires.

Conductors in conduit or duct shall be N.E. code type "THW". Intra-panel wiring shall be of a flame-resistant type that complies with the National Electrical Code. Two pair of shielded wires will be included in each traveling cable for intercom provision. Two pair of shielded wires will be included in each traveling cable for a future card reader system or security camera.

Traveling cables shall be flame retardant, moisture resistant flexible cable that complies with the National Electrical Code Type "ET". Traveling cables shall originate at numbered terminal blocks on the controller, and end at numbered terminal blocks on the elevator. Traveling cables shall be fastened by an approved fastening, capable of withstanding a minimum of 200% strain relief. Each travel cable shall be provided with a minimum of ten- percent spare conductors per car and cable. Kellm grips shall be taped at bottom of grip.

All wiring must test free from short circuits and grounds. The insulation resistance between conductors and ground shall be not less than one meg-ohm. All ground wires shall be green in color and labeled every 10 feet.

INSPECTION AND TESTS: (C) The installing firm shall make all acceptance tests and be responsible for the elevator(s) and the safe operation of such equipment during its installation and until it is accepted by the Owner. Contractor will perform any retesting required by the Governing Code Authority and the Owner to verify the specified operation and/or performance.

MATERIAL FINISHES SUBMITTALS: (C) Samples of each of the following shall be submitted (upon request) for approval before installation:

All fixture cover finishes and colors
All fixture button styles and colors
Cab interior panels and rubber flooring

BARRICADES: (C) Elevator Contractor agrees to provide OSHA approved barricades to separate working areas from publicly accessible areas.

CLIMATE CONTROL: (O) An A/C Split unit shall be provided in the machine room. All fire edges and penetrations shall be sealed with fire caulk as per Florida Building Code:

3006.2 Venting. Elevator machine rooms that contain solid-state equipment for elevator operation shall be provided with an independent ventilation or air-conditioning system to protect against the overheating of the electrical equipment. The system shall be capable of maintaining temperatures within the range established for the elevator equipment.

ELECTRICAL: (O) Owner shall provide all electrical work necessary to meet code compliance. Approved vendor to provide the following (as needed)

- A bonded ground wire, properly sized and marked, from the elevator mainline disconnect(s) to the primary building ground.
- Machine room lighting equal to 19 foot candles,
- Pit lighting equal to 10 foot candles.
- GFI's for every machine room receptacle
- GFI's for pit receptacle
- Non-GFI receptacle for sump pump in pit (sump pump, if provided, may not drain into main sewer system).
- Lockable 110VAC cab light disconnect adjacent to mainline disconnect on the opening side of the machine room door.
- Mainline disconnect, lockable in the "OFF" position with dual element slow-blow fuses and rejection clips.

SPECIAL CONSIDERATIONS: (O) The Owner shall be responsible for informing the elevator contractor of any special radio frequency requirements, special filter or power dissipation requirements necessary in the operation of their building.

SMOKE DETECTOR SYSTEM: (O) The furnishing and installation of the Elevator Smoke Detector System, fire service recall relays and upgrading and/or installation of the fire alarm control panel will be the responsibility of the Owner, using one of the approved fire alarm subcontractors or an approved substitute. This work shall include, but not be limited to, heat and/or smoke sensing devices at elevator lobbies, on each floor, machine room, and hoistways

(where applicable), with normally closed dry contacts terminating at a properly marked terminal in the elevator controller.

FIRE EXTINGUISHER: (O) Provide a class ABC fire extinguisher, to be located within reach of machine room door. Only elevator related equipment is allowed in machine room.

ACCESS: (O) Owner will provide a safe and convenient means of access to elevator machine room

STORAGE: (O) Owner will provide a safe and secure area for the storage of materials and parts. Contractor is responsible for the safe-keeping of his/her power tools and hand tools. Should there be no area for storage of parts, contractor shall keep parts at his/her warehouse until such a time as they are needed.

SPECIAL CONDITIONS:

Our performance of this contract is contingent upon you furnishing us with any necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this order or the manufacture, delivery or installation of the equipment.

It is agreed that our workmen shall be given a safe place in which to work and we reserve the right to discontinue our work in the building whenever, in our opinion, this provision is being violated. In the event our employees or those of our subcontractors are exposed to an asbestos hazard, PCB's or other hazardous substances, caused by individuals other than our employees, or those of our subcontractors, you agree to indemnify, defend, and hold harmless from all damages, claims, suits, expenses, and payments resulting from such exposure.

Unless otherwise agreed, it is understood that the work will be performed during regular working hours of the trades involved. If overtime is mutually agreed upon, an addition charge at our usual rates for such work shall be added to the contract price.

We anticipate making shipment of the equipment approximately 10-12 weeks after the final drawings and details are approved. A dry and protected area, conveniently located to the elevator hoistway, will be assigned to us without cost, for storage of our material and tools. You agree that if you are not ready to accept delivery of the equipment when we notify you it is ready, you will immediately make the payments due for the equipment and designate some local point where you will accept delivery. Unless you designate such point of delivery within two weeks, we are authorized to warehouse the equipment within or without our factory at your risk. You shall reimburse us for all costs due to extra handling and warehousing.

We shall not be responsible in any way for the acts of others or for pro-rata expenses of any nature incurred by others in or about the building.

Certificates of Workmen's Compensation, Bodily Injury and Property Damage Liability Insurance coverage will be furnished to you upon request. The premium for any bonds or insurance beyond our standard coverage and limits will be an addition to the contract price.

In consideration of our performance of the work herein described, at the price stated, you agree to indemnify, defend and hold us harmless from all damages, claims, suits, expenses, and

payments resulting from loss, damage or injury including death, to persons or property on account of or resulting from performance of this contract or from operation of the elevators whether before or after final acceptance, except as directly due to those acts or omissions of our employees or those of our subcontractors.

We shall not be liable for any loss, damages or delay causes by acts of government, strikes, lockouts, fire, explosions, theft, floods, riot, civil commotions, war, malicious mischief, or acts of God, or any causes beyond our control, and in no event shall we be liable for consequential damages.

Should loss of or damage to our materials, tools or work occur at the erection site, you shall compensate us therefore, unless such loss or damage results from our own acts or omissions.

PART 6 – PRICING AND TERM OF PAYMENTS

TOTAL CONTRACT PRICE:

Having carefully considered the Agreement, general terms and conditions, specifications, site visitations and any conditions affecting the work, the undersigned proposes to furnish all labor, material, tools, equipment and machinery to complete the entire project for the lump sum of:

Sixty-eight thousand nine hundred 00/00 dollars (\$68,900.00/xx)

We will discount this agreement to \$62,900.00/xx if approved by Jun 14, 2019.

Payment Terms:

An initial deposit of 50% of contract amount is to accompany a signed and dated copy of this proposal. No work will be scheduled or material ordered until the signed proposal and first payment are received.

A payment of 40% of contract amount is due upon material arrival.

A Final payment of 10% of contract amount is due upon completion of the project, once the elevators has passed inspection, customer has signed the work acceptance form and unit has been released to public use.

When Changes and extra work orders occur, the remainder of the contract amount including changes and extra work orders is due at time of completion and approval by local authorities, but prior to turnover for your use. If there is more than one unit in this contract, final payments shall be made separately as each unit is completed.

We reserve the right to discontinue our work at any time until payments have been made as agreed, and we have assurance, satisfactory to us, that the subsequent payments will be made as they become due. A monthly service charge of 11% will be due on all amounts not paid within 30 days.

ACCEPTANCE

Proposed: SFES Corp.

Accepted: Purchaser

Name: Jose Diaz

Name: _____

Title: Sales Representative

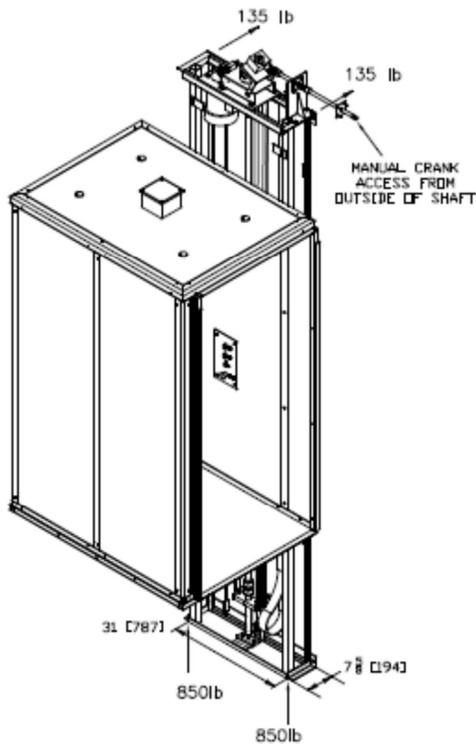
Title: _____

Signature: 

Signature: _____

Date: 6/3/2019

Date: _____



SPECIFICATIONS:

- RAM Residential Elevator
- Model: STRATUS
- Travel speed: 20 FPM [0.10 m/s]
- Maximum load: 800lbs [363kg]
- Synchronous Belt Screw Nut Drive
- Motor: 1.5 H.P. C/W 7 ft-lb Brake
- Power Supply: 208-240V/110V/1PH/60Hz 20A Breaker
- Full Load Amps: 8.6 Amps @ 220V
- Control Voltage: 24VDC
- Carriage Weight (Empty): 250lbs [115Kg]

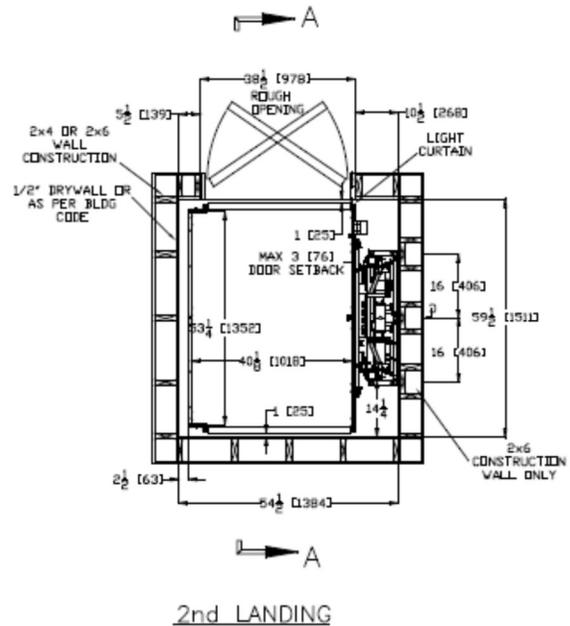
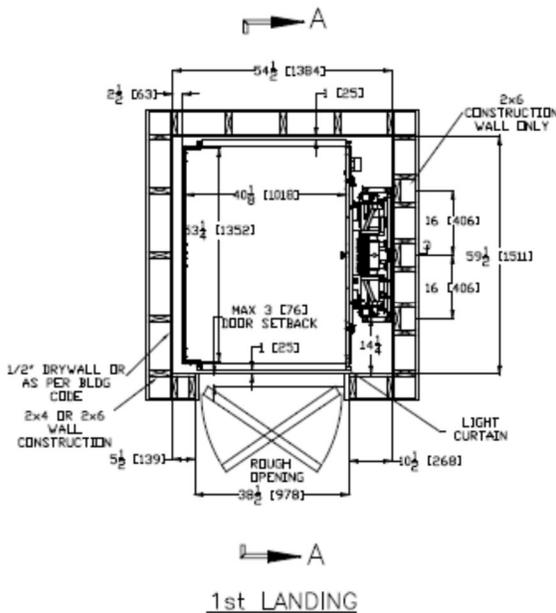
CARRIAGE

- Structural Steel Members Securely Fastened to Guide Mechanism
- Recessed Lighting in Ceiling Panels
- Stainless Steel Control Panel
- Walls/Ceiling Finish - Laminate
- Light Curtain

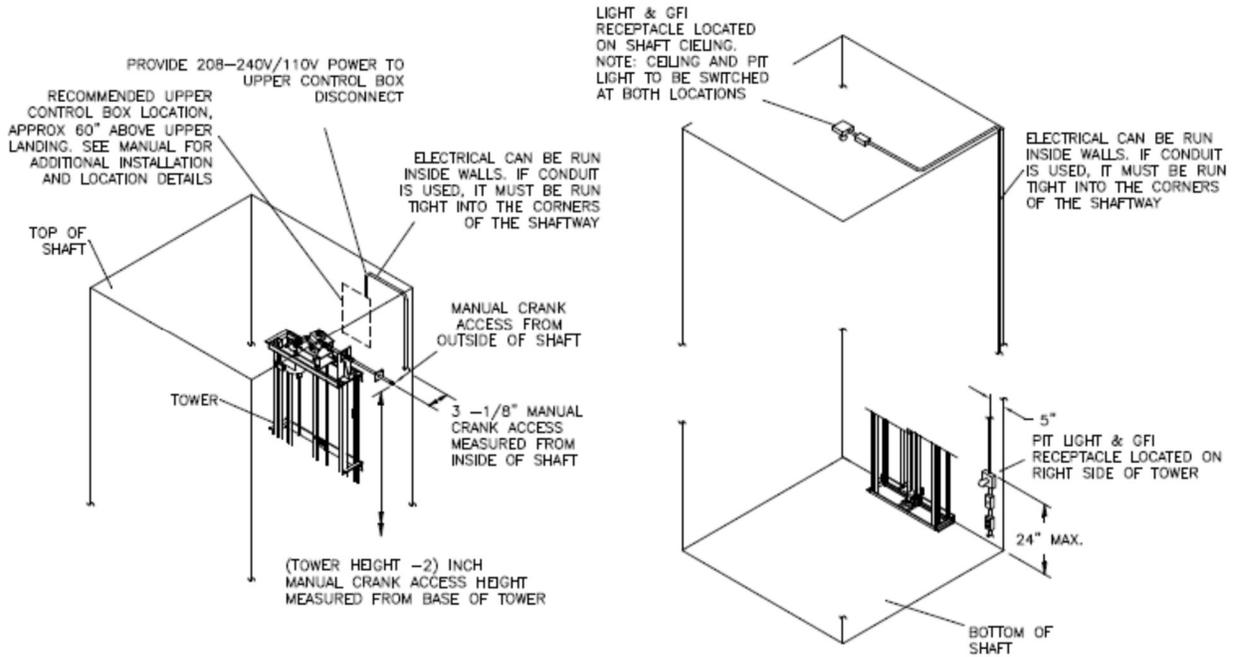
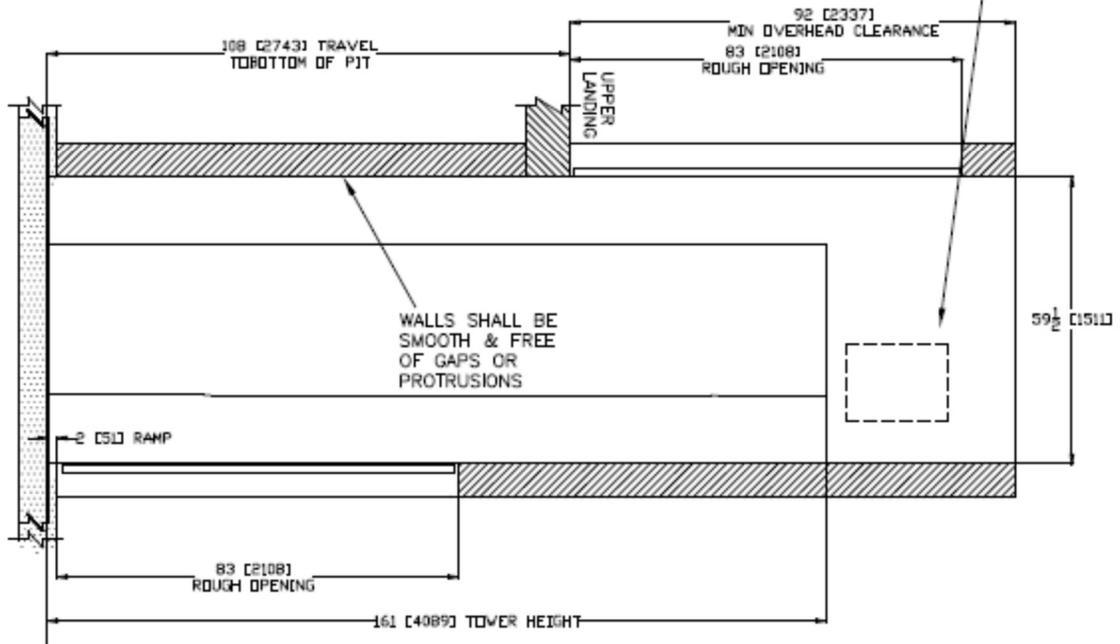
Doors: Residential Swing

NOTES:

- Dimensions are in inches and [mm]
- Required Shaft size is 59-1/2" [1511] x 54-1/2" [1384]
- Inside of Carriage 40" [1016] Wide x 54" [1372] Long x 84" [2134] high.



RECOMMENDED UPPER CONTROL BOX LOCATION. SEE MANUAL OR CONSULT MANUFACTURER FOR ALTERNATE LOCATIONS



CONTRACTOR RESPONSIBILITIES:

SHAFT CONSTRUCTION

1. If metal or steel studs are used in framing the shaftway, they must be reinforced with wooden or steel backing plates where they attach to the tower.
2. Shaft walls that have door openings must be plumb and smooth with no obstructions, to allow clear passage of the elevator carriage.
3. Shaft wall on the tower side must be plumb for the entire height of the shaftway to ensure that the tower can be installed properly.

FINISHING

1. Finish the inside of the shaft with drywall, apply primer and 1st finish coat of paint prior to the installation of the elevator, apply final finish coat after the elevator is installed.
2. Doors provided by others with max. 3" setback from inside of shaft.

CONTRACTOR RESPONSIBILITIES (Continued):

ELECTRICAL

1. Provide 208-240V/20A/1PH (motor & controls) & 110V/15A/1PH (carriage lights/UPS) power supply and install separate disconnects that are fusible and lockable as stipulated by section 38 of the Canadian Electrical Code & NEC-NFPA 70. The contractor shall also provide power supply from the disconnects to the elevator controller.
2. In the event that the customer requires the UPPER CONTROL BOX located in an area that has no available light, the contractor shall provide a light source and power access to the UPPER CONTROL BOX. (note: electrical code requires that there be at least a 39.5" [1 metre] working space in front of the disconnect panels, and at least 100 Lx lighting.)
3. Provide a permanent light at the top of the shaftway and a permanent light and 110V receptacle in the pit area. These lights should be on a separate circuit from the elevator. See Page 5 for details.

ELEVATOR INSTALLER RESPONSIBILITIES

1. Provide shaftway construction drawings.
2. Install all elevator components: tower, carriage, and door interlocks.
3. Complete all electrical hook-ups for the elevator and doors from the upper junction box.
4. Coordinate and attend government inspection of the elevator (if required).
5. Address all directives relating to the elevator and indicate which directives are the responsibility of the contractor to complete.
6. Provide operations manuals, and provide inservices to the owners to ensure the proper operation of the elevator.